

FREE RENT INCENTIVE



923 2nd Avenue North

FOR LEASE OR SALE

923 2nd Ave N
Billings, MT 59101

PREPARED BY:

Coldwell Banker Commercial CBS

George Warmer

406-855-8946
george@cbcmontana.com

Steve Kenney

406-591-2890
steve@cbcmontana.com

1215 24th St West Billings, MT 59102



923 2nd Ave N

EXECUTIVE SUMMARY

**923 2ND AVE N
BILLINGS, MT 59101**

PROPERTY FEATURES

Suite 2 (AVAILABLE) 2,413 SF
Suite 3 (AVAILABLE) 4,823 SF

Zoning: Controlled Industrial
Number of Stories: 1
Year Built/Renovated: 1957/2000

LEASE RATES

Suite 2 \$ 6.00 PSF NNN (\$0.76 PSF)
Suite 3 \$ 6.00 PSF NNN (\$0.76 PSF)

BUILDING HIGHLIGHTS

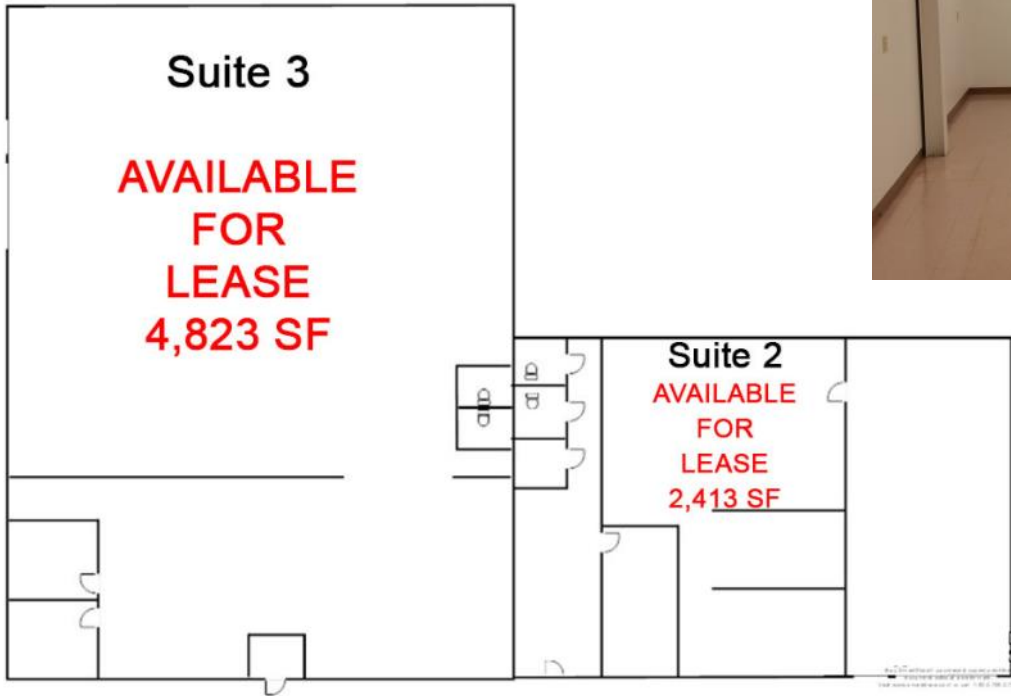
- Available for Lease
- Retail, Office & Shop Space
- Off Street Parking
- Building Signage
- ADA Restrooms
- Two Overhead Doors with access from 2nd Ave N and N 10th St
- Zoned Controlled Industrial



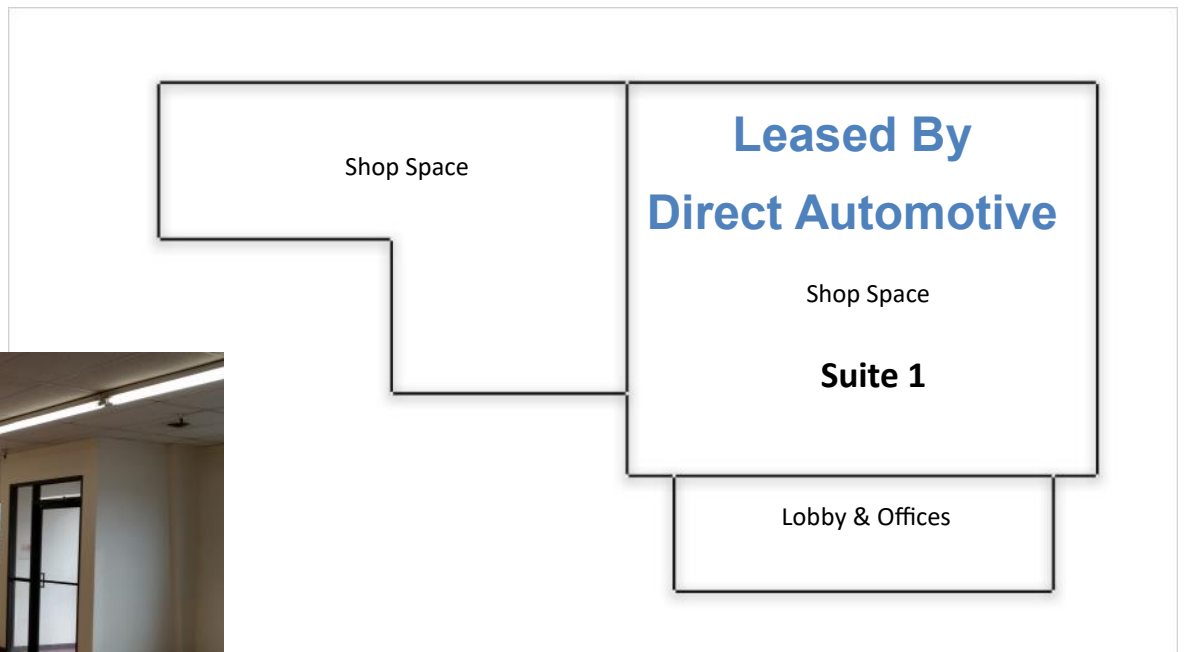


923 2nd Ave N

FLOOR PLANS



Suite 2





923 2nd Ave N

FLOOR PLANS



Suite 2



Suite 3,
Shop Space

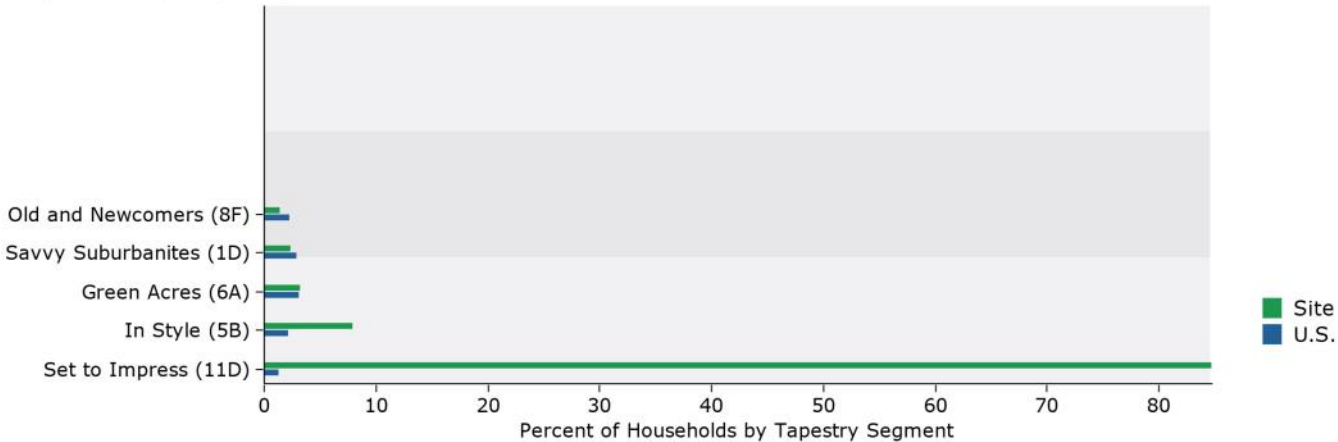


DEMOGRAPHICS

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2015 Households Cumulative		2015 U.S. Households Cumulative		Index
		Percent	Percent	Percent	Percent	
1	Set to Impress (11D)	84.8%	84.8%	1.4%	1.4%	6102
2	In Style (5B)	8.0%	92.8%	2.3%	3.7%	357
3	Green Acres (6A)	3.3%	96.1%	3.2%	6.9%	104
4	Savvy Suburbanites (1D)	2.5%	98.6%	3.0%	9.9%	83
5	Old and Newcomers (8F)	1.5%	100.1%	2.3%	12.2%	64
Subtotal		100.1%		12.2%		
Total		100.1%		12.1%		825

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.

Source: Esri

923 2nd Ave N

POPULATION

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,840	44,886	78,645
2010 Total Population	1,932	50,081	86,719
2015 Total Population	2,006	51,834	89,794
2015 Group Quarters	38	2,101	2,844
2020 Total Population	2,107	54,235	94,032
2015-2020 Annual Rate	0.99%	0.91%	0.93%
Household Summary			
2000 Households	872	18,854	32,598
2000 Average Household Size	2.11	2.30	2.34
2010 Households	892	21,062	36,062
2010 Average Household Size	2.12	2.28	2.33
2015 Households	933	22,036	37,746
2015 Average Household Size	2.11	2.26	2.30
2020 Households	982	23,155	39,681
2020 Average Household Size	2.11	2.25	2.30
2015-2020 Annual Rate	1.03%	1.00%	1.00%
2010 Families	385	11,856	21,547
2010 Average Family Size	3.01	2.95	2.94
2015 Families	395	12,236	22,253
2015 Average Family Size	2.99	2.93	2.91
2020 Families	410	12,750	23,201
2020 Average Family Size	2.99	2.92	2.91
2015-2020 Annual Rate	0.75%	0.83%	0.84%
Housing Unit Summary			
2000 Housing Units	915	20,055	34,266
Owner Occupied Housing Units	27.5%	52.7%	60.5%
Renter Occupied Housing Units	67.8%	41.3%	34.6%
Vacant Housing Units	4.7%	6.0%	4.9%
2010 Housing Units	933	22,275	37,857
Owner Occupied Housing Units	30.3%	53.2%	60.1%
Renter Occupied Housing Units	65.3%	41.4%	35.1%
Vacant Housing Units	4.4%	5.4%	4.7%
2015 Housing Units	972	23,252	39,535
Owner Occupied Housing Units	27.9%	50.0%	57.0%
Renter Occupied Housing Units	68.1%	44.8%	38.5%
Vacant Housing Units	4.0%	5.2%	4.5%
2020 Housing Units	1,020	24,371	41,469
Owner Occupied Housing Units	28.1%	50.4%	57.2%
Renter Occupied Housing Units	68.0%	44.6%	38.5%
Vacant Housing Units	3.7%	5.0%	4.3%
Median Household Income			
2015	\$25,057	\$41,016	\$45,814
2020	\$27,317	\$47,769	\$52,793
Median Home Value			
2015	\$197,222	\$194,201	\$197,778
2020	\$253,472	\$241,811	\$245,198
Per Capita Income			
2015	\$17,687	\$23,725	\$25,243
2020	\$19,999	\$26,928	\$28,554
Median Age			
2010	32.8	34.8	36.1
2015	33.6	35.6	36.9
2020	34.9	36.6	37.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

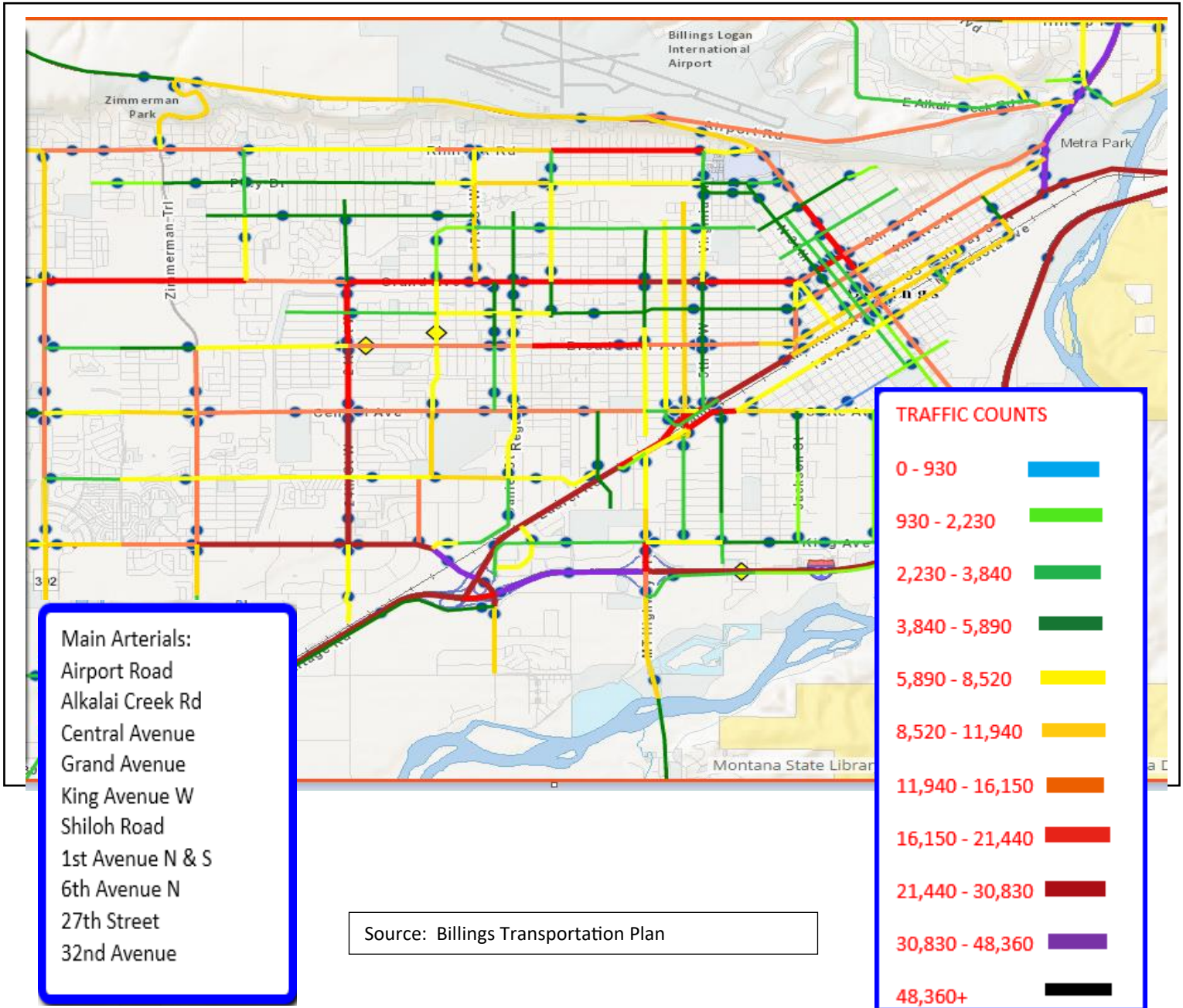


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SITE MAP



TRAFFIC COUNTS



The traffic movement within the Billings Business District is a vital element to both the resident and the business owner. The colored code map shows the average daily traffic count that includes the main arterials for Billings.

CONTACT INFORMATION



GEORGE WARMER
Coldwell Banker Commercial
1215 24th Street West
Billings, MT 59102
Direct 406-855-8946



BACKGROUND

George Warmer has been successful in commercial real estate for 10+ years and is the Managing Partner of Coldwell Banker Commercial CBS. Several successful projects include Fed Ex, O'Reilly Auto Parts, Christian Brothers Automotive, Tacoma Screw, Fastenal, Rent A Center, Ace Hardware, Habitat Restore, Pop-eyes, Steak & Shake, Comfort Inn & Ledgestone Hotels.

PRIMARY SPECIALTY

Land Development, Retail, Industrial, Office

AWARDS

Coldwell Banker Commercial Top Montana Broker, 2013, 2014
Coldwell Banker Commercial Silver Circle of Distinction

DESIGNATIONS

CCIM, MBA



STEVEN KENNEY
Coldwell Banker Commercial
1215 24th Street West
Billings, MT 59102
Direct 406-591-2890



BACKGROUND

Steve Kenney has been part of the Coldwell Banker Commercial system for 15 years and is currently a Senior Broker (Former Owner/Former Managing Partner) at Coldwell Banker Commercial-CBS in Billings, Montana. 25 years prior to joining CBC, Steve was a Managing Partner in three separate Montana Corporations involved in Telecommunications & Data Services, Commercial Construction, and Office Products.

PRIMARY SPECIALTY

Retail, and Office

DESIGNATIONS

- Circle of Distinction, 2004
- Circle of Distinction, 2006
- Top Montana Office-Managing Partner, 2004
- Top Montana Office-Managing Partner, 2005
- Top Montana Office-Managing Partner, 2006